

DUNE ACRES PLAN COMMISSION
MINUTES November 10, 2008

The meeting was called to order at 7:29 p.m. Present were Thomas Cornwell, Jane Dickey, Lou Mellen, John Norris, David Rearick, John Sullivan and Jeffrey Swoger. It was moved by Jane Dickey, with second by John Norris, that the minutes of the October 13, 2008 meeting be approved as presented.

The business before the commission is the modification of plans approved in September 2008 for the Truax property at 46 Circle Drive. The new request is to add a bay window area which will expand the floor space 62 sq. ft. and to expand the deck from a 6 foot width to 8 feet on the 30 foot length of the north side; total additional area to be considered is 122 square feet. The incursion into the front yard will be 3 feet and to the side yard 2 feet.

Findings--based on plans presented and findings in minutes of September 8, 2008

Floor area ratio (46-116)	The additional 122 square feet will have minimal impact to the total of 5000 square feet allowed for the site.
Front yard setback (46-117)	The extension of 3 feet leaves a 78.2 foot setback for the front yard, which far exceeds the 25 foot requirement.
Side yard setback (46-118)	The minimum setback for the 135 foot lot is 20.25 feet and the deck extension is in the smaller of the two side yards. With the 2 foot addition, the side yard remains at 26 feet, which is within the requirements.**

**A mistake in side yard measurements discussed in September was discovered during these findings: the side yard setbacks stated in the September minutes should be 28' and 34'. The minutes will be amended.

It was moved by John Sullivan, with second by David Rearick, that the findings be approved. Favorable vote was unanimous. It was moved by John Sullivan, with second by Lou Mellen, that a modified improvement location permit for interior remodeling and a deck addition at 46 Circle Drive be granted. Favorable vote was unanimous.

The comprehensive plan has been reviewed by plan commission members. The general consensus was modifications could be made; these should include long term goals. The short term goals currently included which have been completed should be removed and the historical content would be more appropriate in an appendix. After general discussion concerning getting ideas from town officials, having volunteers from the plan commission and other interested parties, it was moved by John Sullivan, with second by Jeffrey Swoger, that the plan commission initiate a formal review of the comprehensive plan with Bob Hartmann in charge. Favorable vote was unanimous.

The condition of the property at 31 Crest Drive continues to be a concern. The out of town owners have made no attempt to make any improvements or to comply with the requests made in a letter from the town council. The building commissioner and a town council member took pictures of the property, which were given to the town attorney who was to write a letter to the owners. The plan commission feels the Commission on the Enforcement of Building Standards should meet regarding this property. Additionally, the plan commission will recommend to the town council that the town attorney be contacted to draft a demolition ordinance.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,
Joan Rearick, secretary